106.0	0004	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,142,600	/	1,142,600
USE VALUE:	1,142,600	/	1,142,600
ASSESSED:	1,142,600	/	1,142,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCSWEENEY JOHN D & ALENA
Owner 2:	
Owner 3:	
Street 1:	11 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LYONS MAURICE M & PHYLLIS -
Owner 2:	-
Street 1:	22 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .242 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1992, having primarily Brick Veneer Exterior and 3830 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10540.000	627,300		515,300	1,142,600
Total Card	0.242	627,300		515,300	1,142,600
Total Parcel	0.242	627,300		515,300	1,142,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.30 | /Parcel: 298.30

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	68009
GIS Ref	
GIS Ref	
Insp Date	09/20/18

!8379!

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	627,300	0	10,540.	515,300	1,142,600		Year end	12/23/2021
2021	101	FV	511,600	0	10,540.	515,300	1,026,900		Year End Roll	12/10/2020
2020	101	FV	510,900	0	10,540.	515,300	1,026,200	1,026,200	Year End Roll	12/18/2019
2019	101	FV	411,900	0	10,540.	515,300	927,200	927,200	Year End Roll	1/3/2019
2018	101	FV	411,600	0	10,540.	441,700	853,300	853,300	Year End Roll	12/20/2017
2017	101	FV	411,600	0	10,540.	412,300	823,900	823,900	Year End Roll	1/3/2017
2016	101	FV	411,600	0	10,540.	353,400	765,000	765,000	Year End	1/4/2016
2015	101	FV	415,400	0	10,540.	316,600	732,000	732,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:13:49

LAST REV

Date	Time
02/25/21	15:53:05
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8379

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYONS MAURICE M	1563-106	1	10/5/2020		1,350,000	No	No		
JORDAN PAULA M/	1088-114	1	11/20/1991		125,000	No	No		
WILKINSON ALEXA	1084-191	1	8/13/1991	Convenience	1	No	No		A

USER DEFINED

Prior Id # 1:	68009
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/30/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
11/4/2020	Mail Update	JO	Jenny O
9/20/2018	TTL REFUSAL	BS	Barbara S
2/18/2009	Meas/Inspect	372	PATRIOT
12/2/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	243	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10540		Sq. Ft.	Site		0	70.	0.70	4									515,339						515,300	

Total AC/HA:	0.24197	Total SF/SM:	10540	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	515,339	Spl Credit		Total:	515,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.5	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.14342105
Const Adj.:	1.04009390
Adj $ / SQ:	118.927
Other Features:	141843
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643423
Depreciation:	16086
Depreciated Total:	627338

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	2

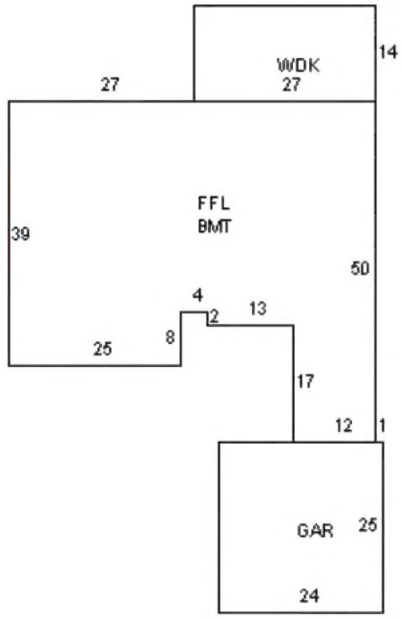
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.90
Special Features:	0	Val/Su Net:	119.85
Final Total:	627300	Val/Su SzAd	294.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,128	57.080	121,476
FFL	First Floor	2,128	118.930	253,076
GAR	Garage	600	19.940	11,961
WDK	Deck	378	8.990	3,399

Net Sketched Area:	5,234			Total:	389,912
Size Ad	2128	Gross Area	5234	FinArea	3830

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	